

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 SITEWORK
 COST MODEL - SITEWORK

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 142622

CODE	SITEWORK DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
					\$ -	\$ -
A	SITE GENERAL CONDITIONS & FEES:				\$ -	\$ 178,278
	SITE GENERAL CONDITIONS & FEES	142,622	SF	\$ 1.25	\$ 178,278	\$ 178,278
					\$ -	\$ -
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:				\$ -	\$ 165,311
	PHASE I ENVIRONMENTAL ASSESSMENT ALLOWANCE	1	LSUM	\$ 4,000.00	\$ 4,000	\$ 4,000
	REMOVAL OF UST ALLOWANCE	6	EA	\$ 15,000.00	\$ 90,000	\$ 90,000
	SPECIAL SITE REMEDIATION ALLOWANCE	142,622	SF	\$ 0.50	\$ 71,311	\$ 71,311
					\$ -	\$ -
Z2	SITE DEVELOPMENT:				\$ -	\$ 1,605,871
	CLEARING	20	AC	\$ 1,500.00	\$ 30,000	\$ 30,000
	GRADING	20	AC	\$ 11,000.00	\$ 220,000	\$ 220,000
	RETENTION POND	8,100	CY	\$ 26.00	\$ 210,600	\$ 210,600
	PARKING AREAS	16,700	SY	\$ 12.50	\$ 208,750	\$ 208,750
	FENCING & GATES	10	AC	\$ 5,000.00	\$ 50,000	\$ 50,000
	LIGHTING @ PARKING AREAS	142,622	SF	\$ 1.40	\$ 199,671	\$ 199,671
	EROSION CONTROL	20	AC	\$ 1,250.00	\$ 25,000	\$ 25,000
	GAS TANK & PUMP	4	EA	\$ 40,000.00	\$ 160,000	\$ 160,000
	WASH EQUIPMENT	1	LS	\$ 35,000.00	\$ 35,000	\$ 35,000
	WASH STRUCTURE (30 X 40)	1,200	SF	\$ 168.00	\$ 201,600	\$ 201,600
	PRE-ENGINEERED CANOPY	1,250	SF	\$ 25.00	\$ 31,250	\$ 31,250
	LANDSCAPING	13	AC	\$ 18,000.00	\$ 234,000	\$ 234,000
					\$ -	\$ -
AA	SITE UTILITIES:				\$ -	\$ 427,866
	SITE UTILITIES	142,622	SF	\$ 3.00	\$ 427,866	\$ 427,866
					\$ -	\$ -
					\$ -	\$ -
SUB TOTAL SITE					\$ 2,377,325	\$ 2,377,325
TOTAL BUILDING & SITE					\$ 2,377,325	\$ 2,377,325

COST ANALYST: Carr
 PHASE: COST MODEL
 TIME: 3:36 PM

PROJECT : 04107-00
 City of Charleston - Milford Street Operations Center
 South Carolina
 Recap Relocation to New Site (New Office, Maintenance, Interior Warehouse and Exterior Warehouse without Fleet and Fire)

DESCRIPTION	AREA	UNIT	2004		2005		2006		2007		2008	
			CONSTRUCTION COST	TOTAL COST	CONSTRUCTION COST	TOTAL COST	CONSTRUCTION COST	TOTAL COST	CONSTRUCTION COST	TOTAL COST	CONSTRUCTION COST	TOTAL COST
			Cost	Cost/SF	Cost	Cost/SF	Cost	Cost/SF	Cost	Cost/SF	Cost	Cost/SF
Office Area	11,335	SF	1,570,632	\$138.56	1,931,624	\$170.41	1,617,751	\$142.72	1,666,284	\$147.00	2,049,260	\$180.79
Maintenance	48,799	SF	4,869,383	\$99.78	5,988,556	\$122.72	5,015,464	\$102.78	5,165,928	\$105.86	6,353,259	\$130.19
Interior Warehouse	41,781	SF	3,465,317	\$82.94	4,261,781	\$102.00	3,559,277	\$85.43	3,676,355	\$87.99	4,521,324	\$108.21
Exterior Warehouse	20,000	SF	1,029,105	\$51.46	1,285,633	\$63.28	1,059,978	\$53.00	1,091,777	\$54.59	1,342,710	\$67.14
Site Development and Utilities	121,915	SF	2,362,476	\$19.38	2,905,465	\$23.83	2,433,350	\$19.96	2,506,351	\$20.56	3,082,407	\$25.28
TOTALS	121,915	SF	\$13,295,913	\$109.07	\$16,355,059	\$134.13	\$13,635,621	\$112.44	\$14,106,685	\$115.71	\$17,348,960	\$142.30

TOTAL COST

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - OFFICE BLDG
 COST MODEL - TWO STORIES LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 3:36 PM

CODE	NEW CONSTRUCTION - OFFICE BLDG DESCRIPTION	COST MODEL		
		GSF	11,335	
		COST	\$/GSF	%
	BUILDING CONSTRUCTION:			
A	GENERAL CONDITIONS	\$ 170,025	\$ 15.00	11%
B	BUILDING FOOTING & SLAB	\$ 61,332	\$ 5.41	4%
C	STRUCTURAL SYSTEM	\$ 111,650	\$ 9.85	7%
D	ROOFING	\$ 82,487	\$ 7.28	6%
E	EXTERIOR WALL	\$ 202,607	\$ 17.87	14%
F	EXTERIOR DOORS & OPENING	\$ 71,614	\$ 6.32	5%
G	INTERIOR DOORS & OPENING	\$ 50,434	\$ 4.45	3%
H	INTERIOR PARTITIONS	\$ 72,952	\$ 6.44	5%
I	WALL FINISHES	\$ 39,399	\$ 3.48	3%
J	FLOOR FINISHES	\$ 48,970	\$ 4.32	3%
K	CEILINGS & SOFFITS	\$ 43,825	\$ 3.87	3%
L	INTERIOR STAIRS & RAILING	\$ 34,400	\$ 3.03	2%
M	ACCESSORIES & SPECIALTIES	\$ 29,316	\$ 2.59	2%
N	FIXED EQUIPMENT	\$ 5,668	\$ 0.50	0%
O	CASEWORK & MILLWORK	\$ 28,338	\$ 2.50	2%
P	LOOSE EQUIPMENT & FURNISHINGS	\$ 22,601	\$ 1.99	2%
Q	MECHANICAL CONVEYANCES	\$ 32,000	\$ 2.82	2%
R	WATER SUPPLY & TREATMENT	\$ -	\$ -	0%
S	WASTE WATER DISPOSAL	\$ -	\$ -	0%
T	PLUMBING	\$ 53,841	\$ 4.75	4%
U	FIRE PROTECTION	\$ 17,003	\$ 1.50	1%
V	H.V.A.C. SYSTEM	\$ 170,025	\$ 15.00	11%
W	ELECTRICAL SYSTEM	\$ 56,675	\$ 5.00	4%
X	LIGHTING	\$ 34,005	\$ 3.00	2%
Y	SPECIAL SYSTEM COMMUNICATION	\$ 56,675	\$ 5.00	4%
	SUB-TOTAL BUILDING	\$ 1,495,840	\$ 131.97	100%
5%	DESIGN CONTINGENCY - BUILDING	\$ 74,792	\$ 6.60	
0%	ESCALATION - BUILDING	\$ -	\$ -	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$ 1,570,632	\$ 138.56	

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 COST MODEL - TWO STORIES LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 11335

CODE	NEW CONSTRUCTION - OFFICE BLDG DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
A	GENERAL CONDITIONS:				\$ -	\$ 170,025
	GENERAL CONDITIONS, OVERHEAD, PROFIT, BOND	11,335	SF	\$ 15.00	\$ 170,025	\$ 170,025
					\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
B	BUILDING FOOTING & SLAB:				\$ -	\$ 61,332
	EXT. WALL FOOTING	333	LF	\$ 20.00	\$ 6,665	\$ 6,665
	INT. WALL FOOTING	500	LF	\$ 15.00	\$ 7,498	\$ 7,498
	SPREAD FOOTING	1,417	SF	\$ 14.00	\$ 19,836	\$ 19,836
	FOUNDATION WALL - CONCRETE	-	SF	\$ 20.00	\$ -	\$ -
	FOUNDATION WALL - CMU	666	SF	\$ 10.00	\$ 6,665	\$ 6,665
	ELEVATOR PIT	100	SF	\$ 30.00	\$ 3,000	\$ 3,000
	PERIMETER INSULATION	666	SF	\$ 1.00	\$ 666	\$ 666
	SLAB ON GRADE	5,668	SF	\$ 3.00	\$ 17,003	\$ 17,003
					\$ -	\$ -
					\$ -	\$ -
C	STRUCTURAL SYSTEM:				\$ -	\$ 111,650
	STRUCTURAL STEEL	11	TON	\$ 1,800.00	\$ 20,403	\$ 20,403
	STEEL JOIST	11	TON	\$ 1,400.00	\$ 15,869	\$ 15,869
	STEEL TRUSS	6	TON	\$ 2,000.00	\$ 11,335	\$ 11,335
	MISC. STEEL	6	TON	\$ 1,900.00	\$ 10,768	\$ 10,768
	TECTUM DECKING	-	SF	\$ 4.00	\$ -	\$ -
	METAL FLOOR DECK	5,668	SF	\$ 2.00	\$ 11,335	\$ 11,335
	METAL ROOF DECK	5,668	SF	\$ 2.00	\$ 11,335	\$ 11,335
	CONC. SLAB ON METAL DECK	5,668	SF	\$ 3.00	\$ 17,003	\$ 17,003
	FIRE PROOFING	11,335	SF	\$ 1.20	\$ 13,602	\$ 13,602
					\$ -	\$ -
					\$ -	\$ -
D	ROOFING:				\$ -	\$ 82,487
	METAL ROOFING - 100%	6,518	SF	\$ 8.00	\$ 52,141	\$ 52,141
	BUILT-UP ROOFING - 0%	-	SF	\$ 4.00	\$ -	\$ -
	RIGID ROOF DECK INSULATION	6,518	SF	\$ 1.25	\$ 8,147	\$ 8,147
	ROOF SHEATHING	6,518	SF	\$ 1.00	\$ 6,518	\$ 6,518
	FASCIA & CAP FLASHING	666	SF	\$ 10.00	\$ 6,665	\$ 6,665
	ALUM. GUTTER & DOWNSPOUT	652	LF	\$ 10.00	\$ 6,518	\$ 6,518
	WOOD BLOCKING	2	MBF	\$ 1,200.00	\$ 1,999	\$ 1,999
	MISC. ROOF ACCESSORIES	1	LS	\$ 500.00	\$ 500	\$ 500
					\$ -	\$ -
					\$ -	\$ -
E	EXTERIOR WALL:				\$ -	\$ 202,607
	CMU BACK-UP - 100%	9,331	SF	\$ 7.00	\$ 65,314	\$ 65,314
	FURR & DRYWALL	7,464	SF	\$ 2.50	\$ 18,661	\$ 18,661
	METAL STUD & SHEATHING BACK-UP - 0%	-	SF	\$ 4.50	\$ -	\$ -
	BRICK	9,331	SF	\$ 9.00	\$ 83,975	\$ 83,975
	PRECAST BAND	-	LF	\$ 30.00	\$ -	\$ -
	PRECAST BASE & ACCENT	-	SF	\$ 25.00	\$ -	\$ -
	GROUT BLOCK	4,665	LF	\$ 2.00	\$ 9,331	\$ 9,331
	GROUT LINTEL	1,000	LF	\$ 2.00	\$ 1,999	\$ 1,999
	WINDOW SILL	333	LF	\$ 20.00	\$ 6,665	\$ 6,665
	METAL SIDING / PANEL	-	SF	\$ 5.00	\$ -	\$ -
	RIGID INSULATION	9,331	SF	\$ 1.20	\$ 11,197	\$ 11,197
	BATT INSULATION	-	SF	\$ 0.60	\$ -	\$ -
	FLASHING	1,333	SF	\$ 2.00	\$ 2,666	\$ 2,666
	DAMP-PROOFING / FELT	9,331	SF	\$ 0.30	\$ 2,799	\$ 2,799
					\$ -	\$ -
					\$ -	\$ -
F	EXTERIOR DOORS & OPENING:				\$ -	\$ 71,814
	H.M. DOOR, FRAME & HARDWARE	2	EA	\$ 1,200.00	\$ 1,800	\$ 1,800
	ALUM. / ENTRANCE DOOR, FRAME & HARDWARE	2	EA	\$ 3,000.00	\$ 4,500	\$ 4,500

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 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - OFFICE BLDG
 COST MODEL - TWO STORIES LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 11335

CODE	NEW CONSTRUCTION - OFFICE BLDG DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
	ALUM. WINDOW	1,866	SF	\$ 35.00	\$ 65,314	\$ 65,314
					\$ -	\$ -
					\$ -	\$ -
G	INTERIOR DOORS & OPENINGS:				\$ -	\$ 50,434
	H.M. DOOR, FRAME & HARDWARE	4	EA	\$ 1,100.00	\$ 4,400	\$ 4,400
	WOOD DOOR, HM FRAME & HARDWARE	36	EA	\$ 1,200.00	\$ 43,200	\$ 43,200
	ALUM. WINDOW	113	SF	\$ 25.00	\$ 2,834	\$ 2,834
					\$ -	\$ -
					\$ -	\$ 72,952
H	INTERIOR PARTITIONS:					
	CMU PARTITION - 10%	1,360	SF	\$ 7.00	\$ 9,521	\$ 9,521
	DRYWALL PARTITION - 90%	12,242	SF	\$ 4.00	\$ 48,967	\$ 48,967
	FURR CMU WALL & DRYWALL - 80%	2,176	SF	\$ 2.50	\$ 5,441	\$ 5,441
	GROUT BLOCK	340	SF	\$ 2.00	\$ 680	\$ 680
	GROUT BOND BEAM	91	LF	\$ 2.00	\$ 181	\$ 181
	FOLDING PARTITION	204	SF	\$ 40.00	\$ 8,161	\$ 8,161
					\$ -	\$ -
					\$ -	\$ -
I	WALL FINISHES:				\$ -	\$ 39,399
	PAINT WALL - REGULAR - 75%	24,661	SF	\$ 0.45	\$ 11,097	\$ 11,097
	PAINT WALL - EPOXY - 10%	3,288	SF	\$ 0.75	\$ 2,466	\$ 2,466
	VYNIL WALL COVERING - 10%	3,288	SF	\$ 2.00	\$ 6,576	\$ 6,576
	ACOUSTICAL / WOOD PANEL - 2%	658	SF	\$ 15.00	\$ 9,864	\$ 9,864
	CERAMIC TILE - 3%	986	SF	\$ 7.00	\$ 6,905	\$ 6,905
	PAINT DOOR & FRAMES	42	EA	\$ 60.00	\$ 2,490	\$ 2,490
					\$ -	\$ -
					\$ -	\$ -
J	FLOOR & BASE FINISHES:				\$ -	\$ 48,970
	CARPET - 80%	929	SY	\$ 30.00	\$ 27,871	\$ 27,871
	VCT - 10%	1,134	SF	\$ 1.50	\$ 1,700	\$ 1,700
	RUBBER BASE	1,360	LF	\$ 1.20	\$ 1,632	\$ 1,632
	CERAMIC FLOOR TILE - 5%	567	SF	\$ 8.00	\$ 4,534	\$ 4,534
	QUARRY FLOOR TILE - 5%	567	SF	\$ 10.00	\$ 5,668	\$ 5,668
	RUBBER FLOORING @ STAIR LANDING	480	SF	\$ 5.00	\$ 2,400	\$ 2,400
	STAIR TREAD & RISER	336	LF	\$ 15.00	\$ 5,040	\$ 5,040
	SEAL CONCRETE FLOOR - 2%	227	SF	\$ 0.55	\$ 125	\$ 125
					\$ -	\$ -
					\$ -	\$ -
K	CEILINGS & SOFFITS:				\$ -	\$ 43,825
	ACOUSTICAL CEILING- 80%	9,068	SF	\$ 2.50	\$ 22,670	\$ 22,670
	DRYWALL CEILING - 20%	2,267	SF	\$ 6.00	\$ 13,602	\$ 13,602
	DRYWALL BULKHEAD	567	SF	\$ 10.00	\$ 5,668	\$ 5,668
	EXTERIOR METAL SOFFIT	500	SF	\$ 3.50	\$ 1,749	\$ 1,749
	PAINT EXPOSED CEILING	227	SF	\$ 0.60	\$ 136	\$ 136
					\$ -	\$ -
					\$ -	\$ -
L	INTERIOR STAIRS & RAILINGS:				\$ -	\$ 34,400
	STEEL PIPE RAILING	140	LF	\$ 40.00	\$ 5,600	\$ 5,600
	STEEL STAIRS	336	LF	\$ 50.00	\$ 16,800	\$ 16,800
	STAIR LANDING	480	SF	\$ 25.00	\$ 12,000	\$ 12,000
					\$ -	\$ -
					\$ -	\$ -
M	ACCESSORIES & SPECIALTIES:				\$ -	\$ 29,316
	PROJECTION SCREEN	1	EA	\$ 1,500.00	\$ 1,214	\$ 1,214
	FIRE EXTINGUISHER & CABINET	6	EA	\$ 260.00	\$ 1,474	\$ 1,474
	DIRECTORY & PLAQUE	1	LS	\$ 5,000.00	\$ 5,000	\$ 5,000
	TOILET PARTITION	6	EA	\$ 1,200.00	\$ 6,801	\$ 6,801
	TOILET ACCESSORIES	9	SET	\$ 500.00	\$ 4,251	\$ 4,251
	ROOM SIGNS	42	EA	\$ 50.00	\$ 2,075	\$ 2,075
	SPECIAL SIGNAGE	11,335	SF	\$ 0.75	\$ 8,501	\$ 8,501
					\$ -	\$ -
N	FIXED EQUIPMENT:				\$ -	\$ 5,668

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - OFFICE BLDG
 COST MODEL - TWO STORIES LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 11335

CODE	NEW CONSTRUCTION - OFFICE BLDG DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
	MISC EQUIPMENT ALLOWANCE	11,335	SF	\$0.50	\$ 5,668	\$ 5,668
					\$ -	\$ -
					\$ -	\$ -
O	CASEWORK & MILLWORK:				\$ -	\$ 28,338
	MISC. GENERAL CASEWORK ALLOWANCE	11,335	SF	\$ 2.50	\$ 28,338	\$ 28,338
					\$ -	\$ -
					\$ -	\$ -
P	LOOSE EQUIPMENT & FURNISHINGS:				\$ -	\$ 22,601
	BLIND	1,866	SF	\$3.00	\$ 5,598	\$ 5,598
	MISC. GENERAL FURNISHING ALLOWANCE	11,335	SF	\$ 1.50	\$ 17,003	\$ 17,003
					\$ -	\$ -
					\$ -	\$ -
Q	MECHANICAL CONVEYANCES:				\$ -	\$ 32,000
	ELEVATOR	1	EA	\$ 32,000.00	\$ 32,000	\$ 32,000
					\$ -	\$ -
					\$ -	\$ -
T	PLUMBING:				\$ -	\$ 53,841
	PLUMBING	11,335	SF	\$4.75	\$ 53,841	\$ 53,841
					\$ -	\$ -
					\$ -	\$ -
U	FIRE PROTECTION:				\$ -	\$ 17,003
	SPRINKLER SYSTEM	11,335	SF	\$1.50	\$ 17,003	\$ 17,003
					\$ -	\$ -
					\$ -	\$ -
V	H.V.A.C. SYSTEM:				\$ -	\$ 170,025
	HVAC SYSTEM	11,335	SF	\$15.00	\$ 170,025	\$ 170,025
					\$ -	\$ -
					\$ -	\$ -
W	ELECTRICAL SYSTEM:				\$ -	\$ 56,675
	ELECTRICAL SYSTEM	11,335	SF	\$5.00	\$ 56,675	\$ 56,675
					\$ -	\$ -
					\$ -	\$ -
X	LIGHTING:				\$ -	\$ 34,005
	ELECTRICAL FIXTURES	11,335	SF	\$3.00	\$ 34,005	\$ 34,005
					\$ -	\$ -
					\$ -	\$ -
Y	SPECIAL SYSTEM & COMMUNICATION:				\$ -	\$ 56,675
	SPECIAL SYSTEM - INFRASTRUCTURE	11,335	SF	\$3.00	\$ 34,005	\$ 34,005
					\$ -	\$ -
	SPECIAL SYSTEM - EMERGENCY GENERATOR	11,335	SF	\$2.00	\$ 22,670	\$ 22,670
					\$ -	\$ -
SUB TOTAL BUILDING					\$ 1,495,840	\$ 1,495,840
					\$ -	\$ -
A	SITE GENERAL CONDITIONS & FEES:				\$ -	\$ -
	SITE GENERAL CONDITIONS & FEES	11,335	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:				\$ -	\$ -
	SPECIAL SITE PREPARATION / FOUNDATION ALLOWANCE	11,335	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z2	SITE DEVELOPMENT:				\$ -	\$ -
	SITE DEVELOPMENT	11,335.0	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
AA	SITE UTILITIES:				\$ -	\$ -
	SITE UTILITIES	11,335	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
SUB TOTAL SITE					\$ -	\$ -
TOTAL BUILDING & SITE					\$ 1,495,840	\$ 1,495,840

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - MAINTENANCE BLDG.
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 3:57 PM

CODE	NEW CONSTRUCTION - MAINTENANCE BLDG. DESCRIPTION	COST MODEL		
		GSF	48,799	
		COST	\$/GSF	%
	BUILDING CONSTRUCTION:			
A	GENERAL CONDITIONS	\$ 585,588	\$ 12.00	13%
B	BUILDING FOOTING & SLAB	\$ 400,629	\$ 8.21	9%
C	STRUCTURAL SYSTEM	\$ 407,472	\$ 8.35	9%
D	ROOFING	\$ 339,367	\$ 6.95	7%
E	EXTERIOR WALL	\$ 761,917	\$ 15.61	16%
F	EXTERIOR DOORS & OPENING	\$ 225,165	\$ 4.61	5%
G	INTERIOR DOORS & OPENING	\$ 68,410	\$ 1.40	1%
H	INTERIOR PARTITIONS	\$ 178,409	\$ 3.66	4%
I	WALL FINISHES	\$ 59,470	\$ 1.22	1%
J	FLOOR FINISHES	\$ 26,839	\$ 0.55	1%
K	CEILINGS & SOFFITS	\$ 83,894	\$ 1.72	2%
L	INTERIOR STAIRS & RAILING	\$ -	\$ -	0%
M	ACCESSORIES & SPECIALTIES	\$ 9,649	\$ 0.20	0%
N	FIXED EQUIPMENT	\$ 24,400	\$ 0.50	1%
O	CASEWORK & MILLWORK	\$ 48,799	\$ 1.00	1%
P	LOOSE EQUIPMENT & FURNISHINGS	\$ 14,528	\$ 0.30	0%
Q	MECHANICAL CONVEYANCES	\$ -	\$ -	0%
R	WATER SUPPLY & TREATMENT	\$ -	\$ -	0%
S	WASTE WATER DISPOSAL	\$ -	\$ -	0%
T	PLUMBING	\$ 390,392	\$ 8.00	8%
U	FIRE PROTECTION	\$ 109,798	\$ 2.25	2%
V	H.V.A.C. SYSTEM	\$ 487,990	\$ 10.00	11%
W	ELECTRICAL SYSTEM	\$ 158,597	\$ 3.25	3%
X	LIGHTING	\$ 121,998	\$ 2.50	3%
Y	SPECIAL SYSTEM COMMUNICATION	\$ 134,197	\$ 2.75	3%
	SUB-TOTAL BUILDING	\$ 4,637,507	\$ 95.03	100%
5%	DESIGN CONTINGENCY - BUILDING	\$ 231,875	\$ 4.75	
0%	ESCALATION - BUILDING	\$ -	\$ -	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$ 4,869,383	\$ 99.78	

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 NEW CONSTRUCTION - MAINTENANCE BLDG.
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 48799

CODE	NEW CONSTRUCTION - MAINTENANCE BLDG DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
A	GENERAL CONDITIONS:				\$ -	\$ 585,588
	GENERAL CONDITIONS, OVERHEAD, PROFIT, BOND	48,799	SF	\$ 12.00	\$ 585,588	\$ 585,588
					\$ -	\$ -
					\$ -	\$ -
B	BUILDING FOOTING & SLAB:				\$ -	\$ 400,629
	EXT. WALL FOOTING	1,294	LF	\$ 20.00	\$ 25,872	\$ 25,872
	INT. WALL FOOTING	1,940	LF	\$ 15.00	\$ 29,106	\$ 29,106
	SPREAD FOOTING	12,200	SF	\$ 14.00	\$ 170,797	\$ 170,797
	FOUNDATION WALL - CONCRETE	-	SF	\$ 20.00	\$ -	\$ -
	FOUNDATION WALL - CMU	2,587	SF	\$ 10.00	\$ 25,872	\$ 25,872
	SERVICE PIT	-	SF	\$ 30.00	\$ -	\$ -
	PERIMETER INSULATION	2,587	SF	\$ 1.00	\$ 2,587	\$ 2,587
	SLAB ON GRADE	48,799	SF	\$ 3.00	\$ 146,397	\$ 146,397
					\$ -	\$ -
					\$ -	\$ -
C	STRUCTURAL SYSTEM:				\$ -	\$ 407,472
	STRUCTURAL STEEL	49	TON	\$ 1,800.00	\$ 87,838	\$ 87,838
	STEEL JOIST	49	TON	\$ 1,400.00	\$ 68,319	\$ 68,319
	STEEL TRUSS	24	TON	\$ 2,000.00	\$ 48,799	\$ 48,799
	MISC. STEEL	24	TON	\$ 1,900.00	\$ 46,359	\$ 46,359
	TECTUM DECKING	-	SF	\$ 4.00	\$ -	\$ -
	METAL FLOOR DECK	-	SF	\$ 2.00	\$ -	\$ -
	METAL ROOF DECK	48,799	SF	\$ 2.00	\$ 97,598	\$ 97,598
	CONC. SLAB ON METAL DECK	-	SF	\$ 3.00	\$ -	\$ -
	FIRE PROOFING	48,799	SF	\$ 1.20	\$ 58,559	\$ 58,559
					\$ -	\$ -
					\$ -	\$ -
D	ROOFING:				\$ -	\$ 339,367
	METAL ROOFING - 0%	-	SF	\$ 8.00	\$ -	\$ -
	EPDM ROOFING - 100%	48,799	SF	\$ 4.00	\$ 195,196	\$ 195,196
	RIGID ROOF DECK INSULATION	48,799	SF	\$ 1.50	\$ 73,199	\$ 73,199
	ROOF SHEATHING	-	SF	\$ 1.50	\$ -	\$ -
	FASCIA & CAP FLASHING	3,881	SF	\$ 15.00	\$ 58,211	\$ 58,211
	ALUM. GUTTER & DOWNSPOUT	-	LF	\$ 10.00	\$ -	\$ -
	WOOD BLOCKING	6	MBF	\$ 1,200.00	\$ 7,761	\$ 7,761
	MISC. ROOF ACCESSORIES	1	LS	\$ 5,000.00	\$ 5,000	\$ 5,000
					\$ -	\$ -
					\$ -	\$ -
E	EXTERIOR WALL:				\$ -	\$ 761,917
	CMU BACK-UP - 100%	38,807	SF	\$ 7.00	\$ 271,651	\$ 271,651
	FURR & DRYWALL	-	SF	\$ 2.50	\$ -	\$ -
	METAL STUD & SHEATHING BACK-UP - 0%	-	SF	\$ 4.50	\$ -	\$ -
	BRICK	38,807	SF	\$ 9.00	\$ 349,266	\$ 349,266
	PRECAST BAND	-	LF	\$ 30.00	\$ -	\$ -
	PRECAST BASE & ACCENT	-	SF	\$ 25.00	\$ -	\$ -
	GROUT BLOCK	19,404	LF	\$ 2.00	\$ 38,807	\$ 38,807
	GROUT LINTEL	3,881	LF	\$ 2.00	\$ 7,761	\$ 7,761
	WINDOW SILL	1,294	LF	\$ 20.00	\$ 25,872	\$ 25,872
	METAL SIDING / PANEL	-	SF	\$ 5.00	\$ -	\$ -
	RIGID INSULATION	38,807	SF	\$ 1.20	\$ 46,569	\$ 46,569
	BATT INSULATION	-	SF	\$ 0.60	\$ -	\$ -
	FLASHING	5,174	SF	\$ 2.00	\$ 10,349	\$ 10,349
	DAMP-PROOFING / FELT	38,807	SF	\$ 0.30	\$ 11,642	\$ 11,642
					\$ -	\$ -
					\$ -	\$ -
F	EXTERIOR DOORS & OPENING:				\$ -	\$ 225,165
	H.M. DOOR, FRAME & HARDWARE	15	EA	\$ 1,200.00	\$ 18,000	\$ 18,000
	ALUM. / ENTRANCE DOOR, FRAME & HARDWARE	-	EA	\$ 3,000.00	\$ -	\$ -
	O.H. COILING DOOR, FRAME & HARDWARE	20	EA	\$ 9,000.00	\$ 180,000	\$ 180,000
	ALUM. WINDOW - 10% OF TOTAL	776	SF	\$ 35.00	\$ 27,165	\$ 27,165
					\$ -	\$ -
					\$ -	\$ -

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - MAINTENANCE BLDG.
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 48799

CODE	NEW CONSTRUCTION - MAINTENANCE BLDG DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
G	INTERIOR DOORS & OPENINGS:				\$ -	\$ 68,410
	H.M. DOOR, FRAME & HARDWARE	51	EA	\$ 1,100.00	\$ 56,210	\$ 56,210
	WOOD DOOR, HM FRAME & HARDWARE	-	EA	\$ 1,200.00	\$ -	\$ -
	ALUM. WINDOW	488	SF	\$ 25.00	\$ 12,200	\$ 12,200
					\$ -	\$ -
H	INTERIOR PARTITIONS:				\$ -	\$ 178,409
	CMU PARTITION - 35% OF TOTAL	20,496	SF	\$ 7.00	\$ 143,469	\$ 143,469
	DRYWALL PARTITION - 5% OF TOTAL	2,928	SF	\$ 4.00	\$ 11,712	\$ 11,712
	FURR CMU WALL & DRYWALL - 10%	4,099	SF	\$ 2.50	\$ 10,248	\$ 10,248
	GROUT BLOCK	5,124	SF	\$ 2.00	\$ 10,248	\$ 10,248
	GROUT BOND BEAM	1,366	LF	\$ 2.00	\$ 2,733	\$ 2,733
	FOLDING PARTITION	-	SF	\$ 40.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
I	WALL FINISHES:				\$ -	\$ 59,470
	PAINT WALL - REGULAR - 10%	7,709	SF	\$ 0.45	\$ 3,469	\$ 3,469
	PAINT WALL - EPOXY - 90%	69,380	SF	\$ 0.75	\$ 52,035	\$ 52,035
	VINYL WALL COVERING - 0%	-	SF	\$ 2.00	\$ -	\$ -
	ACOUSTICAL / WOOD PANEL - 0%	-	SF	\$ 15.00	\$ -	\$ -
	CERAMIC TILE - 0%	-	SF	\$ 7.00	\$ -	\$ -
	PAINT DOOR & FRAMES	66	EA	\$ 60.00	\$ 3,966	\$ 3,966
					\$ -	\$ -
					\$ -	\$ -
J	FLOOR & BASE FINISHES:				\$ -	\$ 26,839
	CARPET - 0%	-	SY	\$ 30.00	\$ -	\$ -
	VCT - 0%	-	SF	\$ 1.50	\$ -	\$ -
	RUBBER BASE	-	LF	\$ 1.20	\$ -	\$ -
	CERAMIC FLOOR TILE - 5%	-	SF	\$ 8.00	\$ -	\$ -
	QUARRY FLOOR TILE - 5%	-	SF	\$ 10.00	\$ -	\$ -
	RUBBER FLOORING @ STAIR LANDING	-	SF	\$ 5.00	\$ -	\$ -
	STAIR TREAD & RISER	-	LF	\$ 15.00	\$ -	\$ -
	SEAL CONCRETE FLOOR - 80%	48,799	SF	\$ 0.55	\$ 26,839	\$ 26,839
					\$ -	\$ -
					\$ -	\$ -
K	CEILINGS & SOFFITS:				\$ -	\$ 83,894
	ACOUSTICAL CEILING- 10%	4,880	SF	\$ 2.50	\$ 12,200	\$ 12,200
	DRYWALL CEILING - 10%	4,880	SF	\$ 6.00	\$ 29,279	\$ 29,279
	DRYWALL BULKHEAD	1,220	SF	\$ 10.00	\$ 12,200	\$ 12,200
	EXTERIOR METAL SOFFIT	1,940	SF	\$ 3.50	\$ 6,791	\$ 6,791
	PAINT EXPOSED CEILING - 80%	39,039	SF	\$ 0.60	\$ 23,424	\$ 23,424
					\$ -	\$ -
					\$ -	\$ -
L	INTERIOR STAIRS & RAILINGS:				\$ -	\$ -
	STEEL PIPE RAILING	-	LF	\$ 40.00	\$ -	\$ -
	STEEL STAIRS	-	LF	\$ 50.00	\$ -	\$ -
	STAIR LANDING	-	SF	\$ 25.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
M	ACCESSORIES & SPECIALTIES:				\$ -	\$ 9,649
	PROJECTION SCREEN	-	EA	\$ 1,500.00	\$ -	\$ -
	FIRE EXTINGUISHER & CABINET	24	EA	\$ 260.00	\$ 6,344	\$ 6,344
	DIRECTORY & PLAQUE	-	LS	\$ 5,000.00	\$ -	\$ -
	TOILET PARTITION	-	EA	\$ 1,200.00	\$ -	\$ -
	TOILET ACCESSORIES	-	SET	\$ 500.00	\$ -	\$ -
	ROOM SIGNS	66	EA	\$ 50.00	\$ 3,305	\$ 3,305
	SPECIAL SIGNAGE	-	SF	\$ 0.75	\$ -	\$ -
					\$ -	\$ -
N	FIXED EQUIPMENT:				\$ -	\$ 24,400
	MISC EQUIPMENT ALLOWANCE	48,799	SF	\$ 0.25	\$ 12,200	\$ 12,200
	MISC EQUIPMENT ALLOWANCE-DOCK LEVELERS	48,799	SF	\$ 0.25	\$ 12,200	\$ 12,200
	MISC EQUIPMENT ALLOWANCE- 9,000# HYDRAULIC LIFT	-	EA	\$ 15,000.00	\$ -	\$ -

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Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 3:18 PM

CODE	NEW CONSTRUCTION - WAREHOUSE DESCRIPTION	COST MODEL		
		GSF	41,781	
		COST	\$/GSF	%
	BUILDING CONSTRUCTION:			
A	GENERAL CONDITIONS	\$ 417,810	\$ 10.00	13%
B	BUILDING FOOTING & SLAB	\$ 330,766	\$ 7.92	10%
C	STRUCTURAL SYSTEM	\$ 348,871	\$ 8.35	11%
D	ROOFING	\$ 281,597	\$ 6.74	9%
E	EXTERIOR WALL	\$ 540,509	\$ 12.94	16%
F	EXTERIOR DOORS & OPENING	\$ 153,778	\$ 3.68	5%
G	INTERIOR DOORS & OPENING	\$ 24,855	\$ 0.59	1%
H	INTERIOR PARTITIONS	\$ 57,407	\$ 1.37	2%
I	WALL FINISHES	\$ 29,152	\$ 0.70	1%
J	FLOOR FINISHES	\$ 22,980	\$ 0.55	1%
K	CEILINGS & SOFFITS	\$ 58,076	\$ 1.39	2%
L	INTERIOR STAIRS & RAILING	\$ -	\$ -	0%
M	ACCESSORIES & SPECIALTIES	\$ 6,737	\$ 0.16	0%
N	FIXED EQUIPMENT	\$ 62,672	\$ 1.50	2%
O	CASEWORK & MILLWORK	\$ 10,445	\$ 0.25	0%
P	LOOSE EQUIPMENT & FURNISHINGS	\$ 14,575	\$ 0.35	0%
Q	MECHANICAL CONVEYANCES	\$ -	\$ -	0%
R	WATER SUPPLY & TREATMENT	\$ -	\$ -	0%
S	WASTE WATER DISPOSAL	\$ -	\$ -	0%
T	PLUMBING	\$ 41,781	\$ 1.00	1%
U	FIRE PROTECTION	\$ 62,672	\$ 1.50	2%
V	H.V.A.C. SYSTEM	\$ 417,810	\$ 10.00	13%
W	ELECTRICAL SYSTEM	\$ 208,905	\$ 5.00	6%
X	LIGHTING	\$ 83,562	\$ 2.00	3%
Y	SPECIAL SYSTEM COMMUNICATION	\$ 125,343	\$ 3.00	4%
	SUB-TOTAL BUILDING	\$ 3,300,302	\$ 78.99	100%
5%	DESIGN CONTINGENCY - BUILDING	\$ 165,015	\$ 3.95	
0%	ESCALATION - BUILDING	\$ -	\$ -	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$ 3,465,317	\$ 82.94	

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 41781

CODE	NEW CONSTRUCTION - WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
A	GENERAL CONDITIONS:				\$ -	\$ 417,810
	GENERAL CONDITIONS, OVERHEAD, PROFIT, BOND	41,781	SF	\$ 10.00	\$ 417,810	\$ 417,810
					\$ -	\$ -
					\$ -	\$ -
B	BUILDING FOOTING & SLAB:				\$ -	\$ 330,766
	EXT. WALL FOOTING	918	LF	\$ 20.00	\$ 18,353	\$ 18,353
	INT. WALL FOOTING	1,377	LF	\$ 15.00	\$ 20,648	\$ 20,648
	SPREAD FOOTING	10,445	SF	\$ 14.00	\$ 146,234	\$ 146,234
	FOUNDATION WALL - CONCRETE	-	SF	\$ 20.00	\$ -	\$ -
	FOUNDATION WALL - CMU	1,835	SF	\$ 10.00	\$ 18,353	\$ 18,353
	SERVICE PIT	-	SF	\$ 30.00	\$ -	\$ -
	PERIMETER INSULATION	1,835	SF	\$ 1.00	\$ 1,835	\$ 1,835
	SLAB ON GRADE	41,781	SF	\$ 3.00	\$ 125,343	\$ 125,343
					\$ -	\$ -
					\$ -	\$ -
C	STRUCTURAL SYSTEM:				\$ -	\$ 348,871
	STRUCTURAL STEEL	42	TON	\$ 1,800.00	\$ 75,206	\$ 75,206
	STEEL JOIST	42	TON	\$ 1,400.00	\$ 58,493	\$ 58,493
	STEEL TRUSS	21	TON	\$ 2,000.00	\$ 41,781	\$ 41,781
	MISC. STEEL	21	TON	\$ 1,900.00	\$ 39,692	\$ 39,692
	TECTUM DECKING	-	SF	\$ 4.00	\$ -	\$ -
	METAL FLOOR DECK	-	SF	\$ 2.00	\$ -	\$ -
	METAL ROOF DECK	41,781	SF	\$ 2.00	\$ 83,562	\$ 83,562
	CONC. SLAB ON METAL DECK	-	SF	\$ 3.00	\$ -	\$ -
	FIRE PROOFING	41,781	SF	\$ 1.20	\$ 50,137	\$ 50,137
					\$ -	\$ -
					\$ -	\$ -
D	ROOFING:				\$ -	\$ 281,597
	METAL ROOFING - 0%	-	SF	\$ 8.00	\$ -	\$ -
	EPDM ROOFING - 100%	41,781	SF	\$ 4.00	\$ 167,124	\$ 167,124
	RIGID ROOF DECK INSULATION	41,781	SF	\$ 1.50	\$ 62,672	\$ 62,672
	ROOF SHEATHING	-	SF	\$ 1.50	\$ -	\$ -
	FASCIA & CAP FLASHING	2,753	SF	\$ 15.00	\$ 41,295	\$ 41,295
	ALUM. GUTTER & DOWNSPOUT	-	LF	\$ 10.00	\$ -	\$ -
	WOOD BLOCKING	5	MBF	\$ 1,200.00	\$ 5,506	\$ 5,506
	MISC. ROOF ACCESSORIES	1	LS	\$ 5,000.00	\$ 5,000	\$ 5,000
					\$ -	\$ -
					\$ -	\$ -
E	EXTERIOR WALL:				\$ -	\$ 540,509
	CMU BACK-UP - 100%	27,530	SF	\$ 7.00	\$ 192,711	\$ 192,711
	FURR & DRYWALL	-	SF	\$ 2.50	\$ -	\$ -
	METAL STUD & SHEATHING BACK-UP - 0%	-	SF	\$ 4.50	\$ -	\$ -
	BRICK	27,530	SF	\$ 9.00	\$ 247,772	\$ 247,772
	PRECAST BAND	-	LF	\$ 30.00	\$ -	\$ -
	PRECAST BASE & ACCENT	-	SF	\$ 25.00	\$ -	\$ -
	GROUT BLOCK	13,765	LF	\$ 2.00	\$ 27,530	\$ 27,530
	GROUT LINTEL	2,753	LF	\$ 2.00	\$ 5,506	\$ 5,506

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 41781

CODE	NEW CONSTRUCTION - WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
	WINDOW SILL	918	LF	\$ 20.00	\$ 18,353	\$ 18,353
	METAL SIDING / PANEL	-	SF	\$ 5.00	\$ -	\$ -
	RIGID INSULATION	27,530	SF	\$ 1.20	\$ 33,036	\$ 33,036
	BATT INSULATION	-	SF	\$ 0.60	\$ -	\$ -
	FLASHING	3,671	SF	\$ 2.00	\$ 7,341	\$ 7,341
	DAMPROOFING / FELT	27,530	SF	\$ 0.30	\$ 8,259	\$ 8,259
					\$ -	\$ -
					\$ -	\$ -
F	EXTERIOR DOORS & OPENING:				\$ -	\$ 153,778
	H.M. DOOR, FRAME & HARDWARE	13	EA	\$ 1,200.00	\$ 15,600	\$ 15,600
	ALUM. / ENTRANCE DOOR, FRAME & HARDWARE	-	EA	\$ 3,000.00	\$ -	\$ -
	O.H. COILING DOOR, FRAME & HARDWARE	10	EA	\$ 9,000.00	\$ 90,000	\$ 90,000
	ALUM. WINDOW - 25% OF TOTAL	1,377	SF	\$ 35.00	\$ 48,178	\$ 48,178
					\$ -	\$ -
					\$ -	\$ -
G	INTERIOR DOORS & OPENINGS:				\$ -	\$ 24,855
	H.M. DOOR, FRAME & HARDWARE	13	EA	\$ 1,100.00	\$ 14,410	\$ 14,410
	WOOD DOOR, HM FRAME & HARDWARE	-	EA	\$ 1,200.00	\$ -	\$ -
	ALUM. WINDOW	418	SF	\$ 25.00	\$ 10,445	\$ 10,445
					\$ -	\$ -
H	INTERIOR PARTITIONS:				\$ -	\$ 57,407
	CMU PARTITION - 15% OF TOTAL	7,521	SF	\$ 7.00	\$ 52,644	\$ 52,644
	DRYWALL PARTITION - 0%	-	SF	\$ 4.00	\$ -	\$ -
	FURR CMU WALL & DRYWALL - 0%	-	SF	\$ 2.50	\$ -	\$ -
	GROUT BLOCK	1,880	SF	\$ 2.00	\$ 3,760	\$ 3,760
	GROUT BOND BEAM	501	LF	\$ 2.00	\$ 1,003	\$ 1,003
	FOLDING PARTITION	-	SF	\$ 40.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
I	WALL FINISHES:				\$ -	\$ 29,152
	PAINT WALL - REGULAR - 10%	3,831	SF	\$ 0.45	\$ 1,724	\$ 1,724
	PAINT WALL - EPOXY - 90%	34,483	SF	\$ 0.75	\$ 25,862	\$ 25,862
	VINYL WALL COVERING - 0%	-	SF	\$ 2.00	\$ -	\$ -
	ACOUSTICAL / WOOD PANEL - 0%	-	SF	\$ 15.00	\$ -	\$ -
	CERAMIC TILE - 0%	-	SF	\$ 7.00	\$ -	\$ -
	PAINT DOOR & FRAMES	26	EA	\$ 60.00	\$ 1,566	\$ 1,566
					\$ -	\$ -
					\$ -	\$ -
J	FLOOR & BASE FINISHES:				\$ -	\$ 22,980
	CARPET - 0%	-	SY	\$ 30.00	\$ -	\$ -
	VCT - 0%	-	SF	\$ 1.50	\$ -	\$ -
	RUBBER BASE	-	LF	\$ 1.20	\$ -	\$ -
	CERAMIC FLOOR TILE - 0%	-	SF	\$ 8.00	\$ -	\$ -
	QUARRY FLOOR TILE - 0%	-	SF	\$ 10.00	\$ -	\$ -
	RUBBER FLOORING @ STAIR LANDING	-	SF	\$ 5.00	\$ -	\$ -
	STAIR TREAD & RISER	-	LF	\$ 15.00	\$ -	\$ -
	SEAL CONCRETE FLOOR - 100%	41,781	SF	\$ 0.55	\$ 22,980	\$ 22,980

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 41781

CODE	NEW CONSTRUCTION - WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
					\$ -	\$ -
					\$ -	\$ -
K	CEILINGS & SOFFITS:				\$ -	\$ 58,076
	ACOUSTICAL CEILING- 0%	-	SF	\$ 2.50	\$ -	\$ -
	DRYWALL CEILING - 10%	4,178	SF	\$ 6.00	\$ 25,069	\$ 25,069
	DRYWALL BULKHEAD	1,045	SF	\$ 10.00	\$ 10,445	\$ 10,445
	EXTERIOR METAL SOFFIT	-	SF	\$ 3.50	\$ -	\$ -
	PAINT EXPOSED CEILING- -90%	37,603	SF	\$ 0.60	\$ 22,562	\$ 22,562
					\$ -	\$ -
					\$ -	\$ -
L	INTERIOR STAIRS & RAILINGS:				\$ -	\$ -
	STEEL PIPE RAILING	-	LF	\$ 40.00	\$ -	\$ -
	STEEL STAIRS	-	LF	\$ 50.00	\$ -	\$ -
	STAIR LANDING	-	SF	\$ 25.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
M	ACCESSORIES & SPECIALTIES:				\$ -	\$ 6,737
	PROJECTION SCREEN	-	EA	\$ 1,500.00	\$ -	\$ -
	FIRE EXTINGUISHER & CABINET	21	EA	\$ 260.00	\$ 5,432	\$ 5,432
	DIRECTORY & PLAQUE	-	LS	\$ 5,000.00	\$ -	\$ -
	TOILET PARTITION	-	EA	\$ 1,200.00	\$ -	\$ -
	TOILET ACCESSORIES	-	SET	\$ 500.00	\$ -	\$ -
	ROOM SIGNS	26	EA	\$ 50.00	\$ 1,305	\$ 1,305
	SPECIAL SIGNAGE	-	SF	\$ 0.75	\$ -	\$ -
					\$ -	\$ -
N	FIXED EQUIPMENT:				\$ -	\$ 62,672
	MISC EQUIPMENT ALLOWANCE	41,781	SF	\$1.25	\$ 52,226	\$ 52,226
					\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE-DOCK LEVELERS	41,781	SF	\$0.25	\$ 10,445	\$ 10,445
					\$ -	\$ -
					\$ -	\$ -
O	CASEWORK & MILLWORK:				\$ -	\$ 10,445
	MISC. GENERAL CASEWORK ALLOWANCE	41,781	SF	\$ 0.25	\$ 10,445	\$ 10,445
					\$ -	\$ -
					\$ -	\$ -
P	LOOSE EQUIPMENT & FURNISHINGS:				\$ -	\$ 14,575
	BLIND	1,377	SF	\$3.00	\$ 4,130	\$ 4,130
	MISC. GENERAL FURNISHING ALLOWANCE	41,781	SF	\$ 0.25	\$ 10,445	\$ 10,445
					\$ -	\$ -
					\$ -	\$ -
Q	MECHANICAL CONVEYANCES:				\$ -	\$ -
	ELEVATOR	-	EA	\$ 16,000.00	\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE- 9,000# HYDRAULIC LIFT	-	EA	\$15,000.00	\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE-30,000# HYDRAULIC LIFT	-	EA	\$60,000.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 41781

CODE	NEW CONSTRUCTION - WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
T	PLUMBING:				\$ -	\$ 41,781
	PLUMBING	41,781	SF	\$1.00	\$ 41,781	\$ 41,781
					\$ -	\$ -
					\$ -	\$ -
U	FIRE PROTECTION:				\$ -	\$ 62,672
	SPRINKLER SYSTEM	41,781	SF	\$1.50	\$ 62,672	\$ 62,672
					\$ -	\$ -
					\$ -	\$ -
V	H.V.A.C. SYSTEM:				\$ -	\$ 417,810
	HVAC SYSTEM	41,781	SF	\$10.00	\$ 417,810	\$ 417,810
					\$ -	\$ -
					\$ -	\$ -
W	ELECTRICAL SYSTEM:				\$ -	\$ 208,905
	ELECTRICAL SYSTEM	41,781	SF	\$5.00	\$ 208,905	\$ 208,905
					\$ -	\$ -
					\$ -	\$ -
X	LIGHTING:				\$ -	\$ 83,562
	ELECTRICAL FIXTURES	41,781	SF	\$2.00	\$ 83,562	\$ 83,562
					\$ -	\$ -
					\$ -	\$ -
Y	SPECIAL SYSTEM & COMMUNICATION:				\$ -	\$ 125,343
	SPECIAL SYSTEM - INFRASTRUCTURE	41,781	SF	\$1.00	\$ 41,781	\$ 41,781
	SPECIAL SYSTEM - EMERGENCY GENERATOR	41,781	SF	\$2.00	\$ 83,562	\$ 83,562
					\$ -	\$ -
SUB TOTAL BUILDING					\$ 3,300,302	\$ 3,300,302
A	SITE GENERAL CONDITIONS & FEES:				\$ -	\$ -
	SITE GENERAL CONDITIONS & FEES	41,781	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:				\$ -	\$ -
	SPECIAL SITE PREPARATION / FOUNDATION ALLOWANCE	41,781	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z2	SITE DEVELOPMENT:				\$ -	\$ -
	SITE DEVELOPMENT	41,781.0	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
AA	SITE UTILITIES:				\$ -	\$ -
	SITE UTILITIES	41,781	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
SUB TOTAL SITE					\$ -	\$ -
TOTAL BUILDING & SITE					\$ 3,300,302	\$ 3,300,302

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - EXTERIOR WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 3:19 PM

CODE	NEW CONSTRUCTION - EXTERIOR WAREHOUSE DESCRIPTION	COST MODEL		
		GSF 20,000		
		COST	\$/GSF	%
	BUILDING CONSTRUCTION:			
A	GENERAL CONDITIONS	\$ 110,000	\$ 5.50	11%
B	BUILDING FOOTING & SLAB	\$ 143,200	\$ 7.16	15%
C	STRUCTURAL SYSTEM	\$ 239,000	\$ 11.95	24%
D	ROOFING	\$ 245,660	\$ 12.28	25%
E	EXTERIOR WALL	\$ 68,640	\$ 3.43	7%
F	EXTERIOR DOORS & OPENING	\$ -	\$ -	0%
G	INTERIOR DOORS & OPENING	\$ -	\$ -	0%
H	INTERIOR PARTITIONS	\$ -	\$ -	0%
I	WALL FINISHES	\$ -	\$ -	0%
J	FLOOR FINISHES	\$ 11,000	\$ 0.55	1%
K	CEILINGS & SOFFITS	\$ -	\$ -	0%
L	INTERIOR STAIRS & RAILING	\$ -	\$ -	0%
M	ACCESSORIES & SPECIALTIES	\$ 2,600	\$ 0.13	0%
N	FIXED EQUIPMENT	\$ -	\$ -	0%
O	CASEWORK & MILLWORK	\$ -	\$ -	0%
P	LOOSE EQUIPMENT & FURNISHINGS	\$ -	\$ -	0%
Q	MECHANICAL CONVEYANCES	\$ -	\$ -	0%
R	WATER SUPPLY & TREATMENT	\$ -	\$ -	0%
S	WASTE WATER DISPOSAL	\$ -	\$ -	0%
T	PLUMBING	\$ 5,000	\$ 0.25	1%
U	FIRE PROTECTION	\$ 30,000	\$ 1.50	3%
V	H.V.A.C. SYSTEM	\$ -	\$ -	0%
W	ELECTRICAL SYSTEM	\$ 40,000	\$ 2.00	4%
X	LIGHTING	\$ 40,000	\$ 2.00	4%
Y	SPECIAL SYSTEM COMMUNICATION	\$ 45,000	\$ 2.25	5%
	SUB-TOTAL BUILDING	\$ 980,100	\$ 49.01	100%
5%	DESIGN CONTINGENCY - BUILDING	\$ 49,005	\$ 2.45	
0%	ESCALATION - BUILDING	\$ -	\$ -	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$ 1,029,105	\$ 51.46	

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - EXTERIOR WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carrl Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 20000

CODE	NEW CONSTRUCTION - EXTERIOR WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
A	GENERAL CONDITIONS:				\$ -	\$ 110,000
	GENERAL CONDITIONS, OVERHEAD, PROFIT, BOND	20,000	SF	\$ 5.50	\$ 110,000	\$ 110,000
					\$ -	\$ -
					\$ -	\$ -
B	BUILDING FOOTING & SLAB:				\$ -	\$ 143,200
	EXT. WALL FOOTING	660	LF	\$ 20.00	\$ 13,200	\$ 13,200
	INT. WALL FOOTING	-	LF	\$ 15.00	\$ -	\$ -
	SPREAD FOOTING	5,000	SF	\$ 14.00	\$ 70,000	\$ 70,000
	FOUNDATION WALL - CONCRETE	-	SF	\$ 20.00	\$ -	\$ -
	FOUNDATION WALL - CMU	-	SF	\$ 10.00	\$ -	\$ -
	SERVICE PIT	-	SF	\$ 30.00	\$ -	\$ -
	PERIMETER INSULATION	-	SF	\$ 1.00	\$ -	\$ -
	SLAB ON GRADE	20,000	SF	\$ 3.00	\$ 60,000	\$ 60,000
					\$ -	\$ -
					\$ -	\$ -
C	STRUCTURAL SYSTEM:				\$ -	\$ 239,000
	STRUCTURAL STEEL	60	TON	\$ 1,800.00	\$ 108,000	\$ 108,000
	STEEL JOIST	20	TON	\$ 1,400.00	\$ 28,000	\$ 28,000
	STEEL TRUSS	10	TON	\$ 2,000.00	\$ 20,000	\$ 20,000
	MISC. STEEL	10	TON	\$ 1,900.00	\$ 19,000	\$ 19,000
	TECTUM DECKING	-	SF	\$ 4.00	\$ -	\$ -
	METAL FLOOR DECK	-	SF	\$ 2.00	\$ -	\$ -
	METAL ROOF DECK	20,000	SF	\$ 2.00	\$ 40,000	\$ 40,000
	CONC. SLAB ON METAL DECK	-	SF	\$ 3.00	\$ -	\$ -
	FIRE PROOFING	20,000	SF	\$ 1.20	\$ 24,000	\$ 24,000
					\$ -	\$ -
					\$ -	\$ -
D	ROOFING:				\$ -	\$ 245,660
	METAL ROOFING - 100%	23,000	SF	\$ 8.00	\$ 184,000	\$ 184,000
	EPDM ROOFING - 0%	-	SF	\$ 4.00	\$ -	\$ -
	RIGID ROOF DECK INSULATION	-	SF	\$ 1.50	\$ -	\$ -
	ROOF SHEATHING	-	SF	\$ 1.50	\$ -	\$ -
	FASCIA & CAP FLASHING	1,980	SF	\$ 15.00	\$ 29,700	\$ 29,700
	ALUM. GUTTER & DOWNSPOUT	2,300	LF	\$ 10.00	\$ 23,000	\$ 23,000
	WOOD BLOCKING	3	MBF	\$ 1,200.00	\$ 3,960	\$ 3,960
	MISC. ROOF ACCESSORIES	1	LS	\$ 5,000.00	\$ 5,000	\$ 5,000
					\$ -	\$ -
					\$ -	\$ -
E	EXTERIOR WALL:				\$ -	\$ 68,640
	CMU BACK-UP - 100%	-	SF	\$ 7.00	\$ -	\$ -
	FURR & DRYWALL	-	SF	\$ 2.50	\$ -	\$ -
	METAL STUD & SHEATHING BACK-UP - 0%	-	SF	\$ 4.50	\$ -	\$ -
	BRICK	-	SF	\$ 9.00	\$ -	\$ -
	PRECAST BAND	-	LF	\$ 30.00	\$ -	\$ -
	PRECAST BASE & ACCENT	-	SF	\$ 25.00	\$ -	\$ -
	GROUT BLOCK	-	LF	\$ 2.00	\$ -	\$ -
	GROUT LINTEL	-	LF	\$ 2.00	\$ -	\$ -

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - EXTERIOR WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 20000

CODE	NEW CONSTRUCTION - EXTERIOR WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
	WINDOW SILL	-	LF	\$ 20.00	\$ -	\$ -
	METAL SIDING / PANEL	7,920	SF	\$ 8.00	\$ 63,360	\$ 63,360
	RIGID INSULATION	-	SF	\$ 1.20	\$ -	\$ -
	BATT INSULATION	-	SF	\$ 0.60	\$ -	\$ -
	FLASHING	2,640	SF	\$ 2.00	\$ 5,280	\$ 5,280
	DAMPROOFING / FELT	-	SF	\$ 0.30	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
F	EXTERIOR DOORS & OPENING:				\$ -	\$ -
	H.M. DOOR, FRAME & HARDWARE	-	EA	\$ 1,200.00	\$ -	\$ -
	ALUM. / ENTRANCE DOOR, FRAME & HARDWARE	-	EA	\$ 3,000.00	\$ -	\$ -
	O.H. COILING DOOR, FRAME & HARDWARE	-	EA	\$ 9,000.00	\$ -	\$ -
	ALUM. WINDOW	-	SF	\$ 35.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
G	INTERIOR DOORS & OPENINGS:				\$ -	\$ -
	H.M. DOOR, FRAME & HARDWARE	-	EA	\$ 1,100.00	\$ -	\$ -
	WOOD DOOR, HM FRAME & HARDWARE	-	EA	\$ 1,200.00	\$ -	\$ -
	ALUM. WINDOW	-	SF	\$ 25.00	\$ -	\$ -
					\$ -	\$ -
H	INTERIOR PARTITIONS:				\$ -	\$ -
	CMU PARTITION - 100%	-	SF	\$ 7.00	\$ -	\$ -
	DRYWALL PARTITION - 0%	-	SF	\$ 4.00	\$ -	\$ -
	FURR CMU WALL & DRYWALL - 0%	-	SF	\$ 2.50	\$ -	\$ -
	GROUT BLOCK	-	SF	\$ 2.00	\$ -	\$ -
	GROUT BOND BEAM	-	LF	\$ 2.00	\$ -	\$ -
	FOLDING PARTITION	-	SF	\$ 40.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
I	WALL FINISHES:				\$ -	\$ -
	PAINT WALL - REGULAR - 10%	-	SF	\$ 0.45	\$ -	\$ -
	PAINT WALL - EPOXY - 90%	-	SF	\$ 0.75	\$ -	\$ -
	VINYL WALL COVERING - 0%	-	SF	\$ 2.00	\$ -	\$ -
	ACOUSTICAL / WOOD PANEL - 0%	-	SF	\$ 15.00	\$ -	\$ -
	CERAMIC TILE - 0%	-	SF	\$ 7.00	\$ -	\$ -
	PAINT DOOR & FRAMES	-	EA	\$ 60.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
J	FLOOR & BASE FINISHES:				\$ -	\$ 11,000
	CARPET - 0%	-	SY	\$ 30.00	\$ -	\$ -
	VCT - 0%	-	SF	\$ 1.50	\$ -	\$ -
	RUBBER BASE	-	LF	\$ 1.20	\$ -	\$ -
	CERAMIC FLOOR TILE - 5%	-	SF	\$ 8.00	\$ -	\$ -
	QUARRY FLOOR TILE - 5%	-	SF	\$ 10.00	\$ -	\$ -
	RUBBER FLOORING @ STAIR LANDING	-	SF	\$ 5.00	\$ -	\$ -
	STAIR TREAD & RISER	-	LF	\$ 15.00	\$ -	\$ -
	SEAL CONCRETE FLOOR - 100%	20,000	SF	\$ 0.55	\$ 11,000	\$ 11,000

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - EXTERIOR WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 20000

CODE	NEW CONSTRUCTION - EXTERIOR WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
					\$ -	\$ -
					\$ -	\$ -
K	CEILINGS & SOFFITS:				\$ -	\$ -
	ACOUSTICAL CEILING- 10%	-	SF	\$ 2.50	\$ -	\$ -
	DRYWALL CEILING - 10%	-	SF	\$ 6.00	\$ -	\$ -
	DRYWALL BULKHEAD	-	SF	\$ 10.00	\$ -	\$ -
	EXTERIOR METAL SOFFIT	-	SF	\$ 3.50	\$ -	\$ -
	PAINT EXPOSED CEILING- -100%	-	SF	\$ 0.60	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
L	INTERIOR STAIRS & RAILINGS:				\$ -	\$ -
	STEEL PIPE RAILING	-	LF	\$ 40.00	\$ -	\$ -
	STEEL STAIRS	-	LF	\$ 50.00	\$ -	\$ -
	STAIR LANDING	-	SF	\$ 25.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
M	ACCESSORIES & SPECIALTIES:				\$ -	\$ 2,600
	PROJECTION SCREEN	-	EA	\$ 1,500.00	\$ -	\$ -
	FIRE EXTINGUISHER & CABINET	10	EA	\$ 260.00	\$ 2,600	\$ 2,600
	DIRECTORY & PLAQUE	-	LS	\$ 5,000.00	\$ -	\$ -
	TOILET PARTITION	-	EA	\$ 1,200.00	\$ -	\$ -
	TOILET ACCESSORIES	-	SET	\$ 500.00	\$ -	\$ -
	ROOM SIGNS	-	EA	\$ 50.00	\$ -	\$ -
	SPECIAL SIGNAGE	-	SF	\$ 0.75	\$ -	\$ -
					\$ -	\$ -
N	FIXED EQUIPMENT:				\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE	20,000	SF	\$ 0.00	\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE-DOCK LEVELERS	-	EA	\$ 9,000.00	\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE- 9,000# HYDRAULIC LIFT	-	EA	\$ 15,000.00	\$ -	\$ -
	MISC EQUIPMENT ALLOWANCE-30,000# HYDRAULIC LIFT	-	EA	\$ 60,000.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
O	CASEWORK & MILLWORK:				\$ -	\$ -
	MISC. GENERAL CASEWORK ALLOWANCE	-	SF	\$ 1.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
P	LOOSE EQUIPMENT & FURNISHINGS:				\$ -	\$ -
	BLIND	-	SF	\$ 3.00	\$ -	\$ -
	MISC. GENERAL FURNISHING ALLOWANCE	-	SF	\$ 0.25	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
Q	MECHANICAL CONVEYANCES:				\$ -	\$ -
	ELEVATOR	-	EA	\$ 16,000.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 NEW CONSTRUCTION - EXTERIOR WAREHOUSE
 COST MODEL - ONE STORY HIGH BAY LOAD BEARING MASONRY BUILDING

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 20000

CODE	NEW CONSTRUCTION - EXTERIOR WAREHOUSE DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
T	PLUMBING:				\$ -	\$ 5,000
	PLUMBING	20,000	SF	\$0.25	\$ 5,000	\$ 5,000
					\$ -	\$ -
					\$ -	\$ -
U	FIRE PROTECTION:				\$ -	\$ 30,000
	SPRINKLER SYSTEM	20,000	SF	\$1.50	\$ 30,000	\$ 30,000
					\$ -	\$ -
					\$ -	\$ -
V	H.V.A.C. SYSTEM:				\$ -	\$ -
	HVAC SYSTEM	20,000	SF	\$0.00	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
W	ELECTRICAL SYSTEM:				\$ -	\$ 40,000
	ELECTRICAL SYSTEM	20,000	SF	\$2.00	\$ 40,000	\$ 40,000
					\$ -	\$ -
					\$ -	\$ -
X	LIGHTING:				\$ -	\$ 40,000
	ELECTRICAL FIXTURES	20,000	SF	\$2.00	\$ 40,000	\$ 40,000
					\$ -	\$ -
					\$ -	\$ -
Y	SPECIAL SYSTEM & COMMUNICATION:				\$ -	\$ 45,000
	SPECIAL SYSTEM - INFRASTRUCTURE	20,000	SF	\$0.25	\$ 5,000	\$ 5,000
	SPECIAL SYSTEM - EMERGENCY GENERATOR	20,000	SF	\$2.00	\$ 40,000	\$ 40,000
					\$ -	\$ -
SUB TOTAL BUILDING					\$ 980,100	\$ 980,100
					\$ -	\$ -
A	SITE GENERAL CONDITIONS & FEES:				\$ -	\$ -
	SITE GENERAL CONDITIONS & FEES	20,000	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:				\$ -	\$ -
	SPECIAL SITE PREPARATION / FOUNDATION ALLOWANCE	20,000	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
Z2	SITE DEVELOPMENT:				\$ -	\$ -
	SITE DEVELOPMENT	20,000.0	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
AA	SITE UTILITIES:				\$ -	\$ -
	SITE UTILITIES	20,000	SF	\$ -	\$ -	\$ -
					\$ -	\$ -
					\$ -	\$ -
SUB TOTAL SITE					\$ -	\$ -
TOTAL BUILDING & SITE					\$ 980,100	\$ 980,100

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 SITEWORK
 COST MODEL - SITEWORK

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 3:58 PM

CODE	SITEWORK DESCRIPTION	COST MODEL		
		GSF	121,915	
		COST	\$/GSF	%
	TOTAL SITEWORK :			
A	SITE GENERAL CONDITIONS & FEES:	\$ 152,394	\$ 1.25	7%
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:	\$ 154,958	\$ 1.27	7%
Z2	SITE DEVELOPMENT:	\$ 1,576,881	\$ 12.93	70%
AA	SITE UTILITIES:	\$ 365,745	\$ 3.00	16%
	SUB-TOTAL SITEWORK	\$ 2,249,977	\$ 18.46	100%
5%	DESIGN CONTINGENCY - SITE	\$ 112,499	\$ 0.92	
0%	ESCALATION - SITE	\$ -	\$ -	
	TOTAL SITEWORK	\$ 2,362,476	\$ 19.38	
	TOTAL CONSTRUCTION CONTRACT AWARD PRICE	\$ 2,362,476	\$ 19.38	

Project: 04107-00
 CITY OF CHARLESTON, SC
 MILFORD STREET OPERATIONS CENTER
 SITEWORK
 COST MODEL - SITEWORK

DATE: 16-May-05
 ANALYST: Carr/ Kersey
 PHASE: CM
 TIME: 16-May-05
 GSF= 121915

CODE	SITEWORK DESCRIPTION	QTY	UNIT	COST MODEL ESTIMATE		TOTAL COST
				UNIT COST	COST	
A	SITE GENERAL CONDITIONS & FEES:				\$ -	\$ -
	SITE GENERAL CONDITIONS & FEES	121,915	SF	\$ 1.25	\$ 152,394	\$ 152,394
					\$ -	\$ -
Z1	SPECIAL SITE CONDITIONS/DEMOLITION:				\$ -	\$ 154,958
	PHASE I ENVIRONMENTAL ASSESSMENT ALLOWANCE	1	LSUM	\$ 4,000.00	\$ 4,000	\$ 4,000
	REMOVAL OF UST ALLOWANCE	6	EA	\$ 15,000.00	\$ 90,000	\$ 90,000
	SPECIAL SITE REMEDIATION ALLOWANCE	121,915	SF	\$ 0.50	\$ 60,958	\$ 60,958
					\$ -	\$ -
Z2	SITE DEVELOPMENT:				\$ -	\$ 1,576,881
	CLEARING	20	AC	\$ 1,500.00	\$ 30,000	\$ 30,000
	GRADING	20	AC	\$ 11,000.00	\$ 220,000	\$ 220,000
	RETENTION POND	8,100	CY	\$ 26.00	\$ 210,600	\$ 210,600
	PARKING AREAS	16,700	SY	\$ 12.50	\$ 208,750	\$ 208,750
	FENCING & GATES	10	AC	\$ 5,000.00	\$ 50,000	\$ 50,000
	LIGHTING @ PARKING AREAS	121,915	SF	\$ 1.40	\$ 170,681	\$ 170,681
	EROSION CONTROL	20	AC	\$ 1,250.00	\$ 25,000	\$ 25,000
	GAS TANK & PUMP	4	EA	\$ 40,000.00	\$ 160,000	\$ 160,000
	WASH EQUIPMENT	1	LS	\$ 35,000.00	\$ 35,000	\$ 35,000
	WASH STRUCTURE (30 X 40)	1,200	SF	\$ 168.00	\$ 201,600	\$ 201,600
	PRE-ENGINEERED CANOPY	1,250	SF	\$ 25.00	\$ 31,250	\$ 31,250
	LANDSCAPING	13	AC	\$ 18,000.00	\$ 234,000	\$ 234,000
					\$ -	\$ -
AA	SITE UTILITIES:				\$ -	\$ 365,745
	SITE UTILITIES	121,915	SF	\$ 3.00	\$ 365,745	\$ 365,745
					\$ -	\$ -
					\$ -	\$ -
SUB TOTAL SITE					\$ 2,249,977	\$ 2,249,977
TOTAL BUILDING & SITE					\$ 2,249,977	\$ 2,249,977